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**FILED**

SEP 03 2014

**BUREAU OF REAL ESTATE**

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

JOSUE LEVIS,

Respondent.

No. H-36611 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On January 20, 2011, a Decision was rendered revoking the real estate broker license of Respondent. As a result of a 2009 audit of a corporation where Respondent was the designated officer it was determined that Respondent failed to properly supervise the activities of the corporation.

On January 22, 2013, Respondent petitioned for reinstatement of said real estate broker license.

I have considered the petition of Respondent and the evidence submitted in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate broker license at this time.

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The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and integrity than an applicant for first time licensure. The proof must be sufficient to overcome the prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

The Bureau has developed criteria in Section 2911 of Title 10, California Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for reinstatement of a license. Among the criteria relevant in this proceeding are:

Regulation 2911(j)—Discharge of, or bona fide efforts toward discharging monetary obligations to others

Respondent is obligated by the terms of the settlement agreement with the Bureau of Real Estate to pay the Bureau for the cost of performing the audit. Respondent has failed to pay the Bureau for the cost of the audit as agreed.

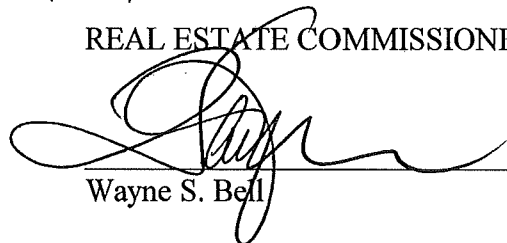
Given the violations found and the fact that Respondent has not established that Respondent has complied with Regulation 2911 (j), I am not satisfied that Respondent is sufficiently rehabilitated to have his broker license reinstated.

NOW, THEREFORE, IT IS ORDERED that Respondent's petition for reinstatement of Respondent's real estate broker license is denied.

This Order shall become effective at 12 o'clock noon on SEP 23 2014

IT IS SO ORDERED 8/18/2014

REAL ESTATE COMMISSIONER

  
Wayne S. Bell